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COLORADO COUNTY, TX

2021 MAY 11 PM 4:07

NOTICE OF TAX FORECLOSURE SHERIFF'S SALE

KIMBERLY MENKE  
COUNTY CLERK

N.D.

THE STATE OF TEXAS

COUNTY OF COLORADO

Date and Time of Sale: THE FIRST TUESDAY OF THE MONTH, JUNE 1, 2021 BETWEEN  
10:00AM AND 4:00PM.

**ALL PROPERTY SOLD SUBJECT TO TAXES THAT ACCRUE AFTER THE DATE OF  
JUDGMENT (I.E., POST-JUDGMENT TAXES)**

By Virtue of an Order of Sale issued on the 29<sup>th</sup> day of March, 2021 out of the  
25<sup>th</sup> District Court of Colorado County, Texas;

Suit No. 4880

FNA DZ, LLC

VS.

MANUEL RODRIGUEZ AND ALMA RODRIGUEZ, ET AL

Tract 1: BLK 5 LT 9 SIMMONS & WHATELY & HOUSE; and being more particularly  
described as Lot No. Nine (9) in Block No. Five (5), of the Lakeside Addition  
to the City of Eagle Lake, in Colorado County, Texas, being the same land  
described in Deed from Baudelio Castillo to Melchor Rodriguez and wife,  
Marina Martinez Rodriguez, dated December 29, 1980, recorded in Volume 423,  
Page 155, of the Deed Records of Colorado County, Texas, reference to which  
is here made for all purposes. (Tax Account No. 17317)

Tract 2: BLK 5 LT 10,11 SIMMONS & WHATLEY; and being more particularly  
described as Lot Ten (10) and Eleven (11), in Block Five (5), Lakeside  
Addition, Eagle Lake, Colorado County, Texas. (Tax Account No. 17318)

Date of Judgment: October 26, 2020

Date of Levy: April 23, 2021

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Listed in the caption above is a delinquent tax suit in which Judgment of  
Foreclosure have been rendered and Order of Sale have been issued. The  
listing for each suit sets out: (1) the Cause Number; (2) the Plaintiff Tax  
Unit; (3) the Defendants; (4) the date of the Judgment; (5) the date of Levy;  
and (6) the Property Description. Under the Order of Sale issued pursuant to  
the Judgment above listed, I did at the time specified levy upon each  
Property in such suit as described above as the property of the Defendants  
named or designated in such suit. On the sale date specified above, which is  
the first Tuesday of said month, I will offer and sell at public auction, for  
cash, the property described above, and all the right, title, interest and  
estate in and to each such property owned or claimed by the Defendants named  
in connection with each such property; PROVIDED, however, that no property  
shall be sold directly or indirectly to anyone other than a Tax Unit which is  
a party to that specific suit for less than the total amount of taxes,  
penalties, interest and costs due against that particular property or any  
adjudged value decreed, whichever is lower.

The foreclosure sale under this notice will be held on the first Tuesday of  
said month, at the Courthouse door of said County, at the time set out above.  
The sale of each property shall be subject to the rights of the Defendants  
named in connection with each particular property, and any successors in  
title, to redeem such specified property in the time and manner provided by

law; and subject also to the rights of any defendants to have each particular property owned or claimed by such defendants divided and sold in less divisions than the whole as provided by law. The sale as to the property is to be made to satisfy the Judgment rendered against that particular property and the Defendants named in connection with that particular property. The proceeds of the Sale of each property are to be applied to the satisfaction of the Judgment against that particular property, and the remainder of the sale proceeds, if any, are to be applied as the law directs. And in compliance with law, I give this notice by publication, in the English language, once a week for three consecutive weeks preceding said day of sale, in the *The Colorado County Citizen*, a newspaper published in Colorado County, Texas.

The Sale will start at 10:00 o'clock a.m.

Dated at Columbus, Texas, on this the 23<sup>rd</sup> day of April, 2021.

R. H. Wied,  
Sheriff of Colorado County

  
By: Carol Richter, Deputy